

CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: Building Permits & Inspections

AGENDA DATE: November 30, 2004

CONTACT PERSON/PHONE: R. Alan Shubert, P.E.

DISTRICT(S) AFFECTED: _____

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

An Ordinance amending Title 18 (Building and Construction), by creating Chapter 18.10 (Residential Code), of the El Paso City Code and adopting the 2003 edition of the International Residential Code with changes appropriate for the City of El Paso, with penalties not to exceed Two-Thousand Dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action?

An Ordinance amending Title 18 (Building and Construction), by creating Chapter 18.10 (Residential Code), of the El Paso City Code and adopting the 2003 edition of the International Residential Code with changes appropriate for the City of El Paso, with penalties not to exceed Two-Thousand Dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one? If so, when?

N/A

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

N/A

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

OTHER:

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 18 (BUILDING AND
CONSTRUCTION), BY CREATING CHAPTER 18.10 (RESIDENTIAL CODE),
OF THE EL PASO CITY CODE AND ADOPTING THE 2003
EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH CHANGES
APPROPRIATE FOR THE CITY OF EL PASO, WITH
PENALTIES NOT TO EXCEED TWO-THOUSAND DOLLARS (\$2,000.00) PER DAY
PER VIOLATION AS PROVIDED
IN SECTION 18.02.107 OF THE EL PASO CITY CODE.**

WHEREAS, by Ordinance No. 014729 enacted December 12, 2000 the 2000 edition of the International Residential Code of the International Code Council was adopted with changes appropriate for the City of El Paso; and

WHEREAS, the 2003 edition of the International Family of Codes has been published and adoption of the 2003 edition of the International Residential Code is now proposed; and

WHEREAS, the Building Permits & Inspections Director, the Building and Zoning Advisory Committee (BZAC) and the Development Coordinating Committee (DCC) have reviewed and favorably recommended the adoption of local amendments to the 2003 International Residential Code appropriate for the City of El Paso and

WHEREAS, the City Council has deemed the proposed modifications appropriate for the City,

NOW, THEREFORE, be it ordained by the City Council of the City of El Paso:

A. That Title 18 (Building and Construction), Chapter 18.10 (Residential Code), of the El Paso City Code, shall be and is hereby added to read as follows:

18.10.010 Short Title.

This chapter may be cited as the El Paso Residential Code.

18.10.020 Adoption.

The book entitled "International Residential Code for One- and Two-Family Dwellings," 2003 Edition, a copy of which, authenticated by the signature of the Mayor and City Clerk, and made a public record by resolution of the City Council, is on file in the City Clerk's Office, and is adopted as the Residential Code of the City, as fully as if copied at length in this Chapter, but with the changes set forth in this Chapter.

18.10.030 Chapter 1 - Administration - Amended.

International Residential Code Chapter 1 - Administration shall be and is hereby amended to read as follows:

**CHAPTER 1
ADMINISTRATION
SECTION R101 SCOPE, PURPOSE**

R101 Scope.

The provisions of this Code apply to the construction, prefabrication, alteration, repair, use, occupancy, movement, enlargement, replacement, demolition and maintenance of detached one-family dwellings and attached two, three, or four-family dwellings having separate independent entries, independent utility services, with open space on at least one side, and less than three stories in height and townhouses not more than three stories in height, and their accessory buildings.

Exception: As an alternative, existing buildings undergoing repair, alteration, additions or change of occupancy shall be permitted to comply with the El Paso Existing Building Code.

R102 Purpose.

The purpose of this Code is to provide minimum requirements to safeguard the public safety, health and general welfare, through affordability, structural strength, means of egress to facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

18.10.040 Chapter 18.02 Adopted - Administration.

Chapter 18.02 - Building and Construction Administrative Code of the Municipal Code shall serve as the administrative chapter for the Residential Code.

18.10.050 Section R301.2 Amended - Climatic and Geographic Design Criteria.

Section R301.2 Climatic and geographic design criteria shall be and hereby is amended by completing Table 301.2a - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA to read as follows:

**TABLE 301.2a
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

ROOF SNOW LOAD (psf)	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARD
	Speed ^e (mph)		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
7	100	C	NEGLIGIBLE	6"	MODERATE TO HEAVY	NONE TO SLIGHT	25° F	SEE MUNICIPAL CODE CHAPTER 18.60

18.10.060 Section R321 Amended - Site Address.

Section R321, Site Address, shall be and hereby is amended to read as follows:

**SECTION R325
SITE ADDRESS**

R321.1 Building Numbering.

R321.1.1 Definitions.

For the purpose of administering the numbering of buildings, the following definitions shall apply:

1. **"Building Numbering"** means those numbers and/or letters as may be needed to identify building(s) at a municipal street address.
2. **"Municipal Street Address"** means the building numbering used in conjunction with the street name and assigned by the City Department of Planning, Research and Development for the purposes of identifying individual properties.
3. **"Prominently Displayed"** means that which is uniformly located, readily noticeable, and easily readable from the street during normal daytime atmospheric conditions by a person having normal vision.

R321.1.2 Municipal Street Address Identification.

Building numbering shall be displayed on all buildings for which a municipal street address has been assigned. In order to provide for the prominent display and uniform location of municipal street addresses, residential building numbering shall comply with the following:

1. Building numbering shall be displayed in characters having a minimum height of four (4) inches.
2. For properties fronting on a street with curbs, building numbering shall be mounted or painted on the face of the curb in close proximity to the entry driveway. In the case of a corner property fronting on two streets with the driveway located on the street that is not the street name of the municipal street address, the building numbering shall be mounted or painted in a prominent location on the face of the curb fronting on the addressed street.
3. For other properties, building numbering shall be located on the building wall fronting the addressed street or on another permanent structure that fronts on the addressed street and is closer to the street than the building wall.

4. It is recommended, but not required, that building numbering for residential buildings meet the requirements of building numbering for other buildings described in Chapter 18.08.

R321.1.3 Administration and Enforcement.

The requirements of this Section shall be administered as part of the building permit and inspection process. The Building Permits and Inspections Director shall refuse the issuance of a final inspection and certificate of occupancy unless the building numbering has been provided as required by this Section.

R321.1.4 Alternate Building Numbering Location.

The Building Permits and Inspections Director shall be authorized to approve alternate location(s) for building numbering required under this Section when the owner of the property satisfactorily demonstrate that the alternate location(s) provide(s) an equivalent degree of visibility and readability.

18.10.070 Section R322 Deleted – Accessibility.

Section R322, Accessibility, shall be and hereby is deleted in its entirety.

18.10.080 Section R506.1 Amended - General.

Section R505.1, General, shall be and hereby is amended to read as follows:

R506.1 General.

Concrete slab-on-ground floors shall be a minimum of 3.5 inches (89 mm)(for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

Slabs shall be constructed with control joints having a depth of at least one-fourth the slab thickness, and joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset exceeds 10 feet.

Exception: Control joints are not required or may exceed 30-foot intervals where welded wire fabric or equivalent is provided in accordance with Table 506. The welded fabric or equivalent material shall be placed at mid-depth of the slab or 2 inches from the top surface for slabs more than 4 inches in thickness.

Table 506

MAXIMUM DIMENSION OF SLAB OR DISTANCE BETWEEN CONTROL JOINTS (FEET)						WWF WIRE SPACING (INCHES)	WWWF WIRE SIZE DESIGNATION
SLAB THICKNESS (INCHES)							
3.5	4.0	4.5	5.0	5.5	6.0		
42	36	32	29	26	24	6x6	W1.4 X W1.4

59	52	46	42	38	35	6x6	W2.0 X W2.0
86	75	67	60	55	50	6x6	W2.9 X W2.9

Values in table are based on reinforcement with yield strength of 65,000 psi.

18.10.090 Section M1201.2 Amended - Application.

Section M1201.2, Application, shall be and hereby is amended to read as follows:

M1201.2 Application.

In addition to the general administrative requirements of Chapter 18.02, Building and Construction Administrative Code, the provisions of this Chapter shall also apply to the requirements of Chapters 13 through 24.

18.10.100 Section M1413 Amended - Evaporative Cooling.

Section M1413, Evaporative Cooling, shall be and is hereby amended to read as follows:

M1413 Evaporative Cooling.

M1413.1 General.

Every evaporative cooler installed in, on or adjacent to any building as a part of a cooling or air conditioning system shall comply with these provisions.

M1413.2 Location.

M1413.2.1. No evaporative cooler shall be installed so as to obstruct any required means of egress nor reduce passage of required light and air.

M1413.2.2. Evaporative cooler installations that extend beyond the exterior line of a structure shall comply with Building Code and Zoning Regulations as to allowable projection and overhead clearance. Evaporative cooler structures which project more than eighteen inches (18") into a traveled right-of-way shall maintain a minimum clearance of fourteen feet (14') above grade.

M1413.3 Materials of Construction.

M1413.3.1. All evaporative cooler blowers and cabinets, including pan, corner posts, top and pad frames, shall be constructed of non-combustible materials or approved plastics as defined below. Evaporative pads and interior water circulatory systems need not be of non-combustible materials.

M1413.3.2 Approved Plastics.

Approved plastic or reinforced plastic materials shall be those which are classified as 94-5V in accordance with Underwriters Laboratory Test 94-5V "Vertical Burning Test for Classifying Materials".

M1413.3.3 Evidence of Compliance.

Evidence of compliance with the requirements of Section M1413.3.1 to 311.3.2 shall accompany all equipment installed within the City of El Paso.

M1413.4 Electrical Connections.

Electrical components and installations shall conform to the El Paso Electrical Code. The blower motor and water recirculation pump shall be internally protected to shut-off automatically in the event of an electrical overload or excessive temperature. The maximum shut-off temperature shall be: (1) blower motor, 105°C; and (2) pump, 135°C.

M1413.5 Plumbing Connections.

Water connections and materials shall conform to the El Paso Plumbing Code.

M1413.6 Structural Supports.

Evaporative cooler fastenings, including mounts, platforms and frames, shall be of non-combustible material and shall be of sufficient size and strength to meet the requirements of the International Building Code.

M1413.7 Water Supply.**M1413.7.1 Bleeder Lines Prohibited.**

New and replacement evaporative coolers shall not be provided or installed with bleeder lines.

M1413.7.2 Automatic water draining System Required.

An automatic water draining system shall be provided for all evaporative coolers for which the cooler manufacturer requires the use of a bleeder line. The automatic water draining system shall operate on a periodic basis of not less than a 4-hour interval between operation times and shall be capable of fully draining the water from the cooler pan. The automatic draining system shall either discharge into the building drainage system through an indirect waste piping system complying with Section 802 of the Plumbing Code or shall be conducted to the exterior of the building or structure, and shall be discharged so that the effluent is used for watering landscaping or other outdoor vegetation. In no event shall drainage from coolers be wasted into or upon the public way.

18.10.110 Section G2404.1.2 Added - Manufactured Homes.

Section G2404.1.2, Manufactured Homes, shall be and hereby is added to read as follows:

G2404.1.2 Manufactured Homes.

Appliance installations in manufactured housing meeting the requirements of the Texas Manufactured Housing Standards Act, or in industrialized housing or industrialized buildings meeting the requirements of the Texas Industrialized Housing and Building Act or bearing the Federal Compliance Plate (ANSI-A119.1), including the appliance connections and the fuel gas piping system, shall not be subject to the provisions of this Code except for the test provisions of Sections G2416.4.1 and G2416.4.2.

18.10.120 Section 2412.2 (401.2) Amended – Liquefied Petroleum Gas Storage.

Section 2412.2, Liquefied Petroleum Gas Storage, shall be and hereby is amended to read as follows:

2412.2 Liquefied Petroleum Gas.

2412.2.1 Liquefied Petroleum Gas Storage.

The storage system for liquefied petroleum gas shall be designed, installed and an operational permit obtained in accordance with the Fire Code.

2412.2.2 Liquefied Petroleum Gas Service.

Liquefied Petroleum Gas systems shall not be installed in Group R1, R2, R3 and R4 occupancies when a natural gas utility supply pipe is available within 300 feet of the buildings.

18.10.130 Section G2412.9 Added - Meter Location.

Section G2412.9, Meter Location, shall be and hereby is added to read as follows:

G2412.9 Meter Location.

A meter location, when required, shall be provided for the building or premises to be served. The location shall be such that the meter and connections are accessible in order that they may be read or changed. Space requirements, dimensions, and type of installation shall be acceptable to the gas company. Meter location will be determined by the utility company in conformance with their service franchise.

18.10.140 Section 2414.3 Amended - Piping in Concealed Locations.

Section 2414.3, Piping in Concealed Locations, shall be and hereby is amended to read as follows:

2414.3 Piping in Concealed Locations.

Portions of a piping system installed in concealed locations shall not have unions, tubing fittings, bushings, compression couplings and swing joints made by combinations of fittings.

- Exceptions:**
1. Tubing joined by brazing
 2. Fittings listed for use in concealed locations.

18.10.150 Section G2414.15.1 Added - Prohibited Fittings.

Section G2404.11, Prohibited Fittings, shall be and hereby is added to read as follows:

G2414.15.1 Prohibited Fittings.

The use of unnecessary tees or fittings in the yard or house service line is prohibited.

18.10.160 Section G2417.4 (406.4) Amended - Test Pressure Measurement.

Section G2417.4 – Test Pressure Measurement, shall be and hereby is amended to read as follows:

G2417.4 Test Pressure Measurement.

Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than two (2) times the test pressure. Tests requiring a pressure of 10 psi or less shall utilize a testing gauge having increments of 0.20 psi or less. Tests requiring a pressure greater than 10 psi but less than or equal to 60 psi shall utilize a testing gauge having increments of 1 psi or less.

G2417.4.1 Test Pressure.

Low pressure gas piping shall withstand a pressure of at least 10 psi or 16 inches of mercury. Higher pressure gas piping shall withstand a pressure of at least 60 psi on a clock gauge with a printed record chart. For the purposes of this section, "low pressure" shall mean pressure equal to or less than 0.5 psi.

G2417.4.2 Test duration.

Test duration shall be not less than 15 minutes for low pressure gas piping and not less than 4 hours for higher pressure gas piping.

18.10.170 Section P2501.2 Amended - Application.

Section P2501.2, Application, shall be and hereby is amended to read as follows:

P2501.2 Application.

In addition to the general administrative requirements of Chapter 18.02, Building and Construction Administrative Code, the provisions of this Chapter shall also apply to the plumbing requirements of Chapters 25 through 32.

18.10.180 Section P2602.1 Amended – General.

Section P2602.1, General, shall be and hereby is amended to read as follows:

P2602.1 General.

The water distribution and drainage system of any building or premises where plumbing fixtures are installed shall be connected to a public watersupply and to a public sewer system.

Exception:

1. Bathtubs, showers, lavatories, clothes washers and laundry sinks shall not be required to discharge to the sanitary drainage system where such fixtures discharge to an approved gray water recycling system. Evaporative coolers automatic water draining systems may discharge to an approved gray water recycling system.
2. When a public sewer is not available within 300 feet of the building for use, an individual or private sewage disposal system may be utilized provided

that such system is designed, installed and maintained in accordance with the requirements of Chapter 18.21 of the Municipal Code.

18.10.190 Section P2709.2 Amended – Lining Required.

Section P2609.2, Lining Required, shall be and hereby is amended to read as follows:

P2709.2 Lining Required.

All shower receptors shall be provided with an approved lining, except as noted herein. The adjoining walls and floors, enclosing field-constructed shower receptors shall be lined with copper or other approved materials listed in this Code, extending not less than three (3) inches beyond or around the rough jambs and not less than three (3) inches above finished thresholds. Recessed shower compartments need not be lined, provided the compartment is formed of concrete, is recessed a minimum of four (4) inches below the adjacent floor level, and the concrete is not less than three and one-half (3 1/2) inches thick with an ultimate compressive strength of not less than two thousand (2000) pounds per square inch.

18.10.200 Section P2709.2.1 Deleted - Hot-Mopping.

Section P2709.2.1, Hot-Mopping, shall be and hereby is deleted in its entirety.

18.10.210 Section P2709.3.1 Amended – Materials.

Section 2709.3.1, Materials, shall be and hereby is amended to read as follows:

P2709.3.1 Materials. Plasticized polyvinyl chloride (PVC) sheets shall be a minimum of 0.040 inch (1.02 mm) thick and shall meet the requirements of ASTM D4551. Non-plasticized chlorinated polyethylene sheets shall be a minimum 0.040 inch (.102mm) thick, and shall meet the requirements of ASTM D 4068. Sheet copper shall conform to ASTM B 152 and shall not weigh less than 12 ounces per square foot. Copper linings shall be isolated from conducting substances other than the connecting drain by fifteen (15) pound asphalt felt or its equivalent. Joints in copper pans or liners shall be silver brazed. Joints in PVC and CPE liner materials shall be jointed per the manufacturer's recommendations.

18.10.220 Section P2725 Added - Swimming Pools.

Section P2725, Swimming Pools, shall be and hereby is added to read as follows:

P2725 Swimming Pools, Spas and Hot Tubs.

Piping carrying waste water from swimming pools, spas, hot tubs and wading pools, including pool drainage, backwash from filters, water from scum gutter drains or floor drains which serve walks around pools, shall be installed and connected as an indirect waste to an approved drain. If necessary, a sump pump shall be used when indirect waste line is below the sewer grade.

18.10.230 Section P2903.3.2 Added - Accessibility.

Section P2903.3.2, Accessibility, shall be and hereby is added to read as follows:

2903.3.2 Accessibility

Installation shall be such as to make the regulator accessible without excavating or removing permanent structural or finished portions of the structure.

18.10.240 Table 2904.4.1 – Water Service, Supply and Distribution Pipe.

Table 2904.4.1, Water Service, Supply and Distribution Pipe, shall be and hereby is amended by deleting all references to Polybutylene (PB) plastic pipe and tubing and to Welded Copper Water Tube (WK, WL and WM).

18.10.250 Section 2904.5 Amended – Water-Distribution Pipe.

Section P2904.5, Water-Distribution Pipe, shall be and hereby is amended by deleting all references to Polybutylene (PB) plastic pipe and tubing.

18.10.260 Section 2904.5.1 Amended – Under Concrete Slabs.

Section P2904.5.1, Under Concrete Slabs, shall be and hereby is amended to read as follows:

P2904.5.1 Under Concrete Slabs.

Inaccessible water distribution piping under slabs shall be copper water tube minimum Type L, brass, ductile iron pressure pipe, galvanized steel, chlorinated polyvinyl chloride (PVC) or crosslinked polyethylene (PEX) plastic pipe or tubing - all to be installed with approved fittings or bends. The minimum pressure rating for plastic pipe or tubing installed under slabs shall be 100 psi at 180 °F.

18.10.270 Section P3005.2.7 Amended – Building Drain and Building Sewer Junction.

Section P3005.2.7, Building Drain and Building Sewer Junction, shall be and hereby is amended to read as follows:

P3005.2.7 Building Drain and Building Sewer Junction.

There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be outside the building and shall be brought up to the finished ground level. An approved two-way cleanout is allowed to be used at this location to serve as a required cleanout for both the building drain and building sewer.

18.10.280 Part VIII Deleted - Electrical

Part VIII – Electrical, shall be and hereby is deleted in its entirety and the following shall substitute in its stead:

Chapter 18.16 Adopted.

The provisions of Chapter 18.16, Electrical Code, shall regulate the installation of electrical systems, equipment and components, indoors and outdoors that are

within the scope of this Code, including services, power distribution systems, fixtures, appliances, devices and appurtenances.

18.10.300 Appendix E - Adopted and Amended - Manufactured Housing Used as Dwellings.

Appendix A - Manufactured Housing Used as Dwellings is adopted in its entirety and Section AE101 - General, shall be and hereby is amended to read as follows:

Section AE101 - General.

These provisions shall be applicable only to a manufactured home used as a single-dwelling unit and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the Municipal Code.

These provisions shall not be applicable to the design and construction of manufactured homes nor shall they be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

18.10.310 Appendix G - Adopted - Swimming Pools, Spas and Hot Tubs.

Appendix G - Swimming Pools, Spas and Hot Tubs is adopted in its entirety.

18.10.320 Appendix K - Adopted - Sound Transmission.

Appendix K - Sound Transmission, is adopted in its entirety.

18.10.330 Appendix L Added - Adobe Construction.

International Building Code Section 2109.8, Adobe Construction, shall be and hereby is adopted in its entirety and made part of the Residential Code.

18.10.340 Appendices.

The appendices unless specifically adopted or referenced are retained as administrative guidance aids.

18.10.350 Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as follows:

Ordinances No. 014729, 12/12/2000.

- B.** All references to the ICC Electrical Code shall be construed to mean the El Paso Electrical Code.
- C.** The effective date of this ordinance shall be _____ day of _____, 2004; this ordinance shall be applicable to all permit applications received on or after that date.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Lisa Aceves Hayes
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert, P. E.
Director for Building Permits and
Inspections